DOE \_\_\_yes \_\_\_no

# Maryland Historical Trust Maryland Inventory of Historic Properties Form \$\times 301 South Corridor Transportation Study

1. Name:	(indicate preferred	name)		
historic Wayne	Feed Company Property			
and/or common E	Binger Brothers Inc. Prop	perty		
2. Locat	.10N:			
street & number	15011 Marlboro Pike	not for publ	ication	
city, town Uppe	er Marlboro <u>x</u> vic	inity of cong	ressional district	
state	Maryland	county Prince	George's	
3. Class	sification:			
Categorydistrict _x_building(s)structuresiteobject	Ownershippublic _x_privateboth Public Acquisitionin processbeing considered _x_not applicable	Status _x_occupiedunoccupiedwork in progress Accessibleyes: restrictedyes: unrestricted _x_no	Present Useagriculturecommercialeducationentertainmentgovernment _x_industrialmilitarytransportation	museumparkprivate residencereligiousscientific _other:
4. Owner	of Property:	(give names and mail:	ing addresses of <u>all</u>	owners)
name Binger Bi	rothers Inc. / Three M F	arm Services		
street & number	12601 Old Marlboro Pik	e	telephone no.:	
city,town Uppe	er Marlboro		state and zip code	MD 20772
5. Locat	tion of Legal	Description	- M-	
Land Records Of	fice of Prince George's	County	1	iber 3077
street & number				folio 409
city,town Upp	er Marlboro		state Maryl	and
6. Repre	esentation in	Existing Hist	orical Surve	ys
title None				
date		federal	statecounty	local
pository for	survey records			
city, town				state
			<u> </u>	

## 7. Description

Survey No. PG:79-73 (PACS A4)

Condition        deteriorated           excellent        deteriorated           good        ruins           x_fair        unexposed	Check one _x_unalteredaltered	Check one _x_original sitemoved	date of move	
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Resource Count: 8

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Wayne Feed Company Property is a complex of grain elevators and storage buildings located on the south side of Marlboro Pike and adjacent to the Pope's Creek line of the Baltimore and Potomac Railroad. The buildings are aligned along the west side of a lane which leads south from Marlboro Pike. The office building is located in the middle of the property. It is a 2-story concrete block building constructed circa 1940. The 3-bay building has a flat roof with large multi-light, awning windows.

Immediately to the northwest of the office building is a grain elevator and modern storage building. The new building, constructed circa 1990, is of metal construction with a metal exterior and rests on a concrete slab. To the north of the new storage building is a grain elevator and two additional modern storage buildings. The grain elevator is a cluster of six metal silos covered by a large metal gable roof. On the west side of the grain elevator is a  $2\frac{1}{2}$ -story concrete block distribution building with a 2-story sliding metal door.

On the south end of the property are two additional storage buildings. The first is a large 2ory, front-gable metal building constructed circa 1925. It has a double door on the first ory and a wood door in the gable end of the second story. Attached to the northwest corner of the storage building, and directly west of the office building, is a smaller front-gable metal building. To the south of these storage buildings is a modern storage building identical to the circa 1990 metal building north of the office building.

The property is located on the south side of Marlboro Pike, with commercial property to the north and east, industrial property to the south and wetlands to the west. The property's setting is industrial, among other shipping/storage companies.

riod Areas of Significance—Check and prehistoricarchaeology-prehistoricCommunity plann1400-1499archeology-historicconservation1500-1599agricultureeconomics1600-1699architectureeducation1700-1799artengineeringexploration/settlem x_1900communicationindustryinvention		ning ement	nglandscape architectur law literature military music			nt	sciencesculpturesocial/ humanitariantheater		
Specific d	ates circa 1925 to 19	)40			Build	ler/Arc	chitect	unk	nown
check:	Applicable Criteria: and/or	A	B	c	D				
	Applicable Exception	ns:A	B	c	D _	E _	F _	G	
	Level of Significand				stat		local		

Prepare both a summary paragraph of significance and a general statement of history and support.

Norman W. Binger purchased the 1.08 hectare (2.67 acre) lot, situated adjacent to the Pope's Creek Branch of the Baltimore and Potomac Railroad, in 1922. The Baltimore and Potomac Railroad was chartered in 1853, construction began on the line in 1868, and the first trains ran on nuary 1, 1873. The railroad had a tremendous impact on Charles County businesses. Land with cess to the rail line increased in value. Some commercial concerns moved closer to the tracks, while other new businesses developed nearby (Wearmouth 1984:17). The property does not appear on historic maps of the County, as the buildings were constructed circa 1925, after the publication of Martenet's Atlas of Prince George's County, Maryland, 1861 and Hopkins' Atlas of Prince George's County, Maryland, 1878. Mr. Binger transferred the property to the current owners, Binger Brothers, Inc. in 1935. The parcel is now .94 hectares (2.33 acres).

The Wayne Feed Company Property is an early twentieth century industrial property. The most prevalent form of industrial buildings is a utilitarian single or multi-story form, with no formal architectural style. These buildings were used to produce component parts of a product or to perform specialized manufacturing/production functions. The size, shape and form of the building is dependant on the building technology in use at the time of construction and on the intended function of the building. The vernacular tradition of factory construction is a small or medium-sized building, often of masonry construction. The nineteenth century industrial building was frame, stone or brick, with small windows due to the bearing-wall construction. The development of steel and reinforced concrete structural frames, in the late nineteenth century, eliminated the need for bulky bearing-wall construction and allowed for larger exterior windows. The roof form was often pitched until the 1870s, at which time the roofs became flat or low-pitched.

Industrial buildings constructed during the 1920-1945 period reflect the demand for considerable open interior space. With the coming of truck freight hauling, many industrial buildings were designed to facilitate freight loading and transfer, and featured loading docks, cargo platforms, and special elevators. New buildings, built for specialized processing or warehousing, were also rected between 1920 and 1945. While new machine shops or auto repair garages were often built, der factories were also often converted into such facilities.

#### **CONTINUATION SHEET**

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

SOURCE NAME: Wayne Feed Company Property

JRVEY NO.: PG:79-73 (PACS A4)

ADDRESS: 15011 Marlboro Pike, Upper Marlboro, Prince George's County, Maryland

### 8. Significance (Continued)

The Wayne Feed Company Property is located near the town of Upper Marlboro in Prince George's County. The Native American inhabitants of southern Maryland from the Piscataway and Potobac nations were joined by European settlers beginning in 1634 with the establishment of St. Mary's City by Leonard Calvert. Successive waves of colonists took up tracts of land further inland from the Chesapeake Bay along the Patuxent and Potomac rivers and their tributaries. Charles County was formed in 1658 and Prince George's County was established in 1696. Settlement was confined to inland areas until road clearing began in the mid-eighteenth century as a result of the establishment of port towns and Maryland's rising population. Tobacco cultivation dominated the economic and social life of both Charles and Prince George's counties until the mid-nineteenth century when soil exhaustion necessitated agricultural diversification. The introduction of rail lines in 1873 linked Prince George's and Charles counties with the surrounding area, encouraging trade and settlement. While the suburbanization of Prince George's and Charles counties was ensured by the widespread availability of the automobile in the midtwentieth century, these southern Maryland counties have also retained their rural and agricultural character.

#### TIONAL REGISTER EVALUATION:

The Wayne Feed Company Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as it lacks architectural distinction. The buildings have a basic, utilitarian form with no remarkable architectural character or structural innovations. The site integrity has been compromised by the addition of several new metal storage buildings. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

	MARYLAND HISTORICAL TRUST
ligibility recommended	Eligibility Not Recommended X
omments:	
eviewer, OPS: Suzanne Pickens	Date: 07/21/1997
eviewer, NR Program:	20 ty Date: 7/24/97

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Continua	ation Sheet					
10. Ge	eographica]	L Data				
•	nominated property name <u>Bristol, MD</u>		Qua	drangle scale <u>1</u> :	:24,000	
Verbal bound	dary description an	d justification				
List all sta	ates and counties f	or properties overlapp county	ing state o code	r county boundars	ies	
state	code	county	code			
	orm Prepare					
name/title	Caroline Hall/Tim	lamburrino				
ganization	P.A.C. Spero & C	Company		da	ite Sept	ember 1996
street & number 40 W. Chesapeake Avenue, Suite 412				telephone	(410)	296-1635
city or town	n Baltimore				state	Maryland

Major Ribliographical References.

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposed only and do not constitute any infringement of individual property rights.

return to:

a

Maryland Historical Trust

DHCP/DHCD

100 Community Place

Crownsville, MD 21032-2023

(410) 514-7600

#### **CONTINUATION SHEET**

#### MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

`ESOURCE NAME: Wayne Feed Company Property

JURVEY NO.: PG:79-73 (PACS A4)

ADDRESS: 15011 Marlboro Pike, Upper Marlboro, Prince George's County, Maryland

## 9. Major Bibliographical References (Continued)

- Boucher, Jack E. <u>Landmarks of Prince George's County, Maryland</u>. Baltimore: John Hopkins University Press, 1993.
- Bowie, Effie Gwynn. <u>Across the Years in Prince George's County</u>. Baltimore: Genealogical Publishing Company, 1975.
- Hopkins, G. M. <u>Atlas of Fifteen Miles Around Washington Including the County of Prince George</u>, <u>Maryland</u>. Riverdale, Maryland: Reprint by the Prince George's County Historical Society, 1975.
- Martenet, Simon J. <u>Atlas of Prince George's County, Maryland, 1861</u>. Riverdale, Maryland: Reprint by the Prince George's County Historical Society, 1996.
- Maryland-National Capital Park & Planning Commission. <u>Illustrated Inventory of Historic Sites</u>, <u>Prince George's County</u>, <u>Maryland</u>. Upper Marlboro, 1993.
- Pearl, Susan G., Marina King and Howard S. Berger. <u>Historic Contexts in Prince George's County</u>.

  Upper Marlboro: Maryland-National Capital Park and Planning Commission, 1991.
- Watson, James Douglas. <u>Prince George's County, Past and Present</u>. Washington, D.C.: Federal Lithograph Company, 1962.
- Vogel, Robert. <u>Industrial Structures</u>. Edited by Diane Maddox. <u>Built in the U.S.A</u>. Washington, D.C.: The Preservation Press., 1985

#### **CONTINUATION SHEET**

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

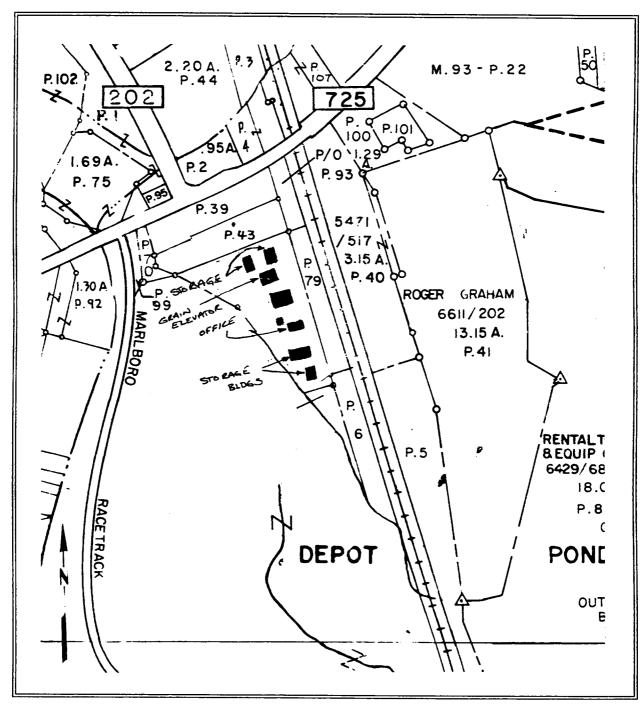
`ESOURCE NAME: Wayne Feed Company Property

JURVEY NO.: PG:79-73 (PACS A4)

ADDRESS: 15011 Marlboro Pike, Upper Marlboro, Prince George's County, Maryland

## 10. Geographical Data

#### Resource Sketch Map:



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#### Maryland Comprehensive Historic Preservation Plan Data Sheet

Wayne Feed Company Property; PG:79-73 (PACS A4) 15011 Marlboro Pike, Upper Marlboro, Prince George's County, MD Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Western Shore

Chronological/Developmental Period Theme (s):

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

**Economic** 

RESOURCE TYPE:

Category (see Section 3 of survey form):

Buildings; Private Ownership; Public Acquisition - Not applicable; Occupied; Not accessible; Industry

Historic Environment (urban, suburban, village, or rural):

Suburban

Historic Function(s) and Use(s):

Feed Company

Known Design Source (write none if unknown):

None



